

Staff Report City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR, *HWK*
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: DEVELOPMENT CRITERIA

SUMMARY

As per the Planning Commission's request, staff has compiled the changes that the commissioners made to the previously distributed Development Criteria. The Commission requested that staff bring back each commissioner's input for further discussion and modification.

RECOMMENDATION

The recommendation is that the Planning Commission review the modifications and give direction to staff.

BACKGROUND

In early 2006, the Planning Commission requested that staff bring back a list of development criteria that can be applied to any and all residential development.

On June 28, 2006, the Commission met and discussed the item and concluded that each commissioner shall review the criteria and bring back any changes or modifications for future discussion.

On September 6, 2006, staff received all of the modifications made by the commissioners for discussion on September 13, 2006 meeting.

Report prepared by:



H. P. Kang
Senior Planner

ATTACHMENTS

- A. Development Criteria – Michael Christianson
- B. Development Criteria – David D. Werner
- C. Development Criteria – Mary Lee Rosenbaum
- D. Development Criteria – David C. Varnam
- E. Development Criteria – Frank Povero

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Attachment A

PC Development Criteria

September 13, 2006

Mike Christianson, Chair

Development Criteria

September 13, 2006

Site Layout

1. All projects must be easily recognized as comparable, compatible, and complimentary to any and all nearby architecture and lot size as this is the bench mark issue.
2. Corner lots, that are not rear loaded lots, should be side loaded, providing the driveway access and front door on different sides. If this can not be accomplished on all corner lots, provide explanation of why they can not be accomplished.
3. Provide a pedestrian walkway out to the sidewalk from the entry.
4. Provide a pedestrian walkway to the side yard where the receptacle containers are stored, on all projects (PC's, SFD, upgrades, etc.).
5. Provide opportunities for granny flat attachments to create affordable units and a mix of occupants of all ages.
6. The lot size may be as important as what is built on the lot, so we strongly encourage a minimum of 7,200 sq. ft. lot size. Planned communities are to be well advised of this desire and bring forward verifiable justification for smaller lot size.

Trails and Landscaping

7. Provide application of Livable Communities concepts. More trails, bicycle trails, pedestrian pathways.
8. Incorporate trail systems where compatible with surrounding projects to include surface material, landscaping, benches, trash receptacles, etc.
9. Add sycamore and avoid liquid amber trees in LMD's. Provide shade in most parking areas.
10. Providing deciduous canopy trees that do not block view in the winter on the streets and the slopes.
11. All street lighting shall be project unique and distinct to each "district", where new development is done. "MHO" District is an example to follow.

Noise Impacts

12. Incorporate noise impact mitigation measures to all project area including park areas, landscape areas, and common areas.

Fences and Walls

13. Provide fencing details at a minimum of split face block wall on the perimeter of appropriate project sites.
14. Describe the amenities of all the common areas, as we expect as many as possible, and label these areas as "common area."
15. Provide, if applicable, the concept of transitional fencing between different types of materials. (e.g., wood, wrought iron). (project applicable)

Accessory Structures

16. Provide details of trash enclosures for parks and the recreation buildings.
17. Provide elevations and show location of mailboxes, trash enclosures, recycling bins, gates, fences, and walls.
18. Porches on corner lots, wherever possible, should be wrapped around the front elevation to the side elevation.
19. Porches should be a minimum 8 feet in depth as we will expect this and will be quite strict as to its application.

Architectural Designs

20. Garages should avoid being the predominant feature on the front elevation. For garages that are not set significantly back from the front façade of the house, porches should be provided that are more predominant and make more of a statement to the overall elevation than the garage.
21. Garage doors should have varied panel design with windows that are different in design that is compatible with the architectural style of the home.
22. Provide comments on how the project complies with the Community design element of the draft General Plan.
23. Architectural detailing of the side and rear elevations must be shown to bring the character and detail of the front elevations around to the sides and back (four sided architecture). This is to provide visible character to the structure and provide amenities of a quality home which is evident in custom homes.

24. Provide a variety in architecture, colors for walls and roofing materials. Individual identity of the buildings should be provided. Mix styles of architecture (elevations) in addition to colors and materials. Bland neutral colors will be rejected as such. Visit Mission Trails for appropriate blend of colors.
25. The houses along Mission Road should be larger and the styles should be traditional and similar to a custom home appearance. Variety of architectural styles of the homes should be provided, consistent with the Mission Road Historic District Report.
26. Consider adding fireplaces since it is an upscale development.
27. Execute architectural styles as the tract will be expected to blend in with existing housing of the immediate neighborhood.
28. Each design should have several one story concepts to provide a variety of massing of the homes, throughout any and all new developments.

Construction Details

29. Incorporate energy conservation and heat reduction measures such as color and material of the roofs, house orientation and landscaping.
30. Using the traditional materials for these different types of architecture is important in simulating the overall variety of true traditional styles proposed.

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Attachment B

PC Development Criteria

September 13, 2006

David D. Werner, Vice-Chair

Development Criteria

September 13, 2006

Trails and Landscaping

1. Provide application of Livable/walkable and live/work Communities concepts. Use bicycle pathways, and pedestrian walkways to connect living spaces with parks and commercial areas.
2. Incorporate amenities for trails including surface material, landscaping, benches, trash receptacles, etc.
3. Freely design landscaping using all varieties of trees, shrubs, and flowers, as appropriate for the space.
4. Providing deciduous canopy trees that do not block view in the winter on the streets and the slopes.

Noise Impacts

5. Incorporate noise impact mitigation measures to the project area including park areas and common areas.

Fences and Walls

6. Provide fencing details at a minimum of split face block wall on the perimeter of the project site.
7. Describe the amenities of all the common areas and label these areas as "common area."
8. Provide, if applicable, the concept of transitional fencing between different types of materials. (e.g., wood, wrought iron).

Accessory Structures

9. Provide details of trash enclosures for the park and the recreation building.
10. Provide elevations and show location of mailboxes, trash enclosures, recycling bins, gates, fences, and walls.
11. Porches on corner lots should be wrapped around the front elevation to the side elevation.
12. Porches should be a minimum 8 feet in depth.

Architectural Designs

13. Garages should not be the predominant feature on the front elevation. For garages that are not set significantly back from the front façade of the house, porches should be provided that are more predominant and make more of a statement to the overall elevation than the garage.
14. Garage doors should have varied panel design with windows that are different in design that is compatible with the architectural style of the home.
15. Provide comments on how the project complies with the Community Design element of the draft General Plan.
16. Architectural detailing of the side and rear elevations should be increased, bringing the character and detail of the front elevations around to the sides and back (four sided architecture). This is to provide visible character to the structure and provide amenities of a quality home which is evident in custom homes.
17. Provide a variety in architecture, colors for walls and roofing materials. Individual identity of the buildings should be provided. Mix styles of architecture in addition to colors and materials. Avoid bland neutral colors.

Site Layout

18. The lot size is not as important as what is built on the lot.

Construction Details

19. Incorporate energy conservation and heat reduction measures such as color and material of the roofs, house orientation and landscaping.
20. Using the traditional materials for these different types of architecture is important in simulating the overall variety of true traditional styles proposed.

Attachment C

PC Development Criteria

September 13, 2006

Mary Lee Rosenbaum, Commissioner

Development Criteria

September 13, 2006

Trails and Landscaping

1. Provide application of Livable Communities concepts. More trails, bicycle trails, pedestrian pathways. Connect apartment with the street and also connectivity inward and with future commercial site. Continue sidewalk around and within the property.
2. Incorporate trail systems throughout the project and amenities associated with trails including surface material, landscaping, benches, trash receptacles, etc.
3. Avoid sycamore and liquid amber trees. Provide shade in the parking areas, streets, parks etc.
4. Providing deciduous canopy trees on the streets and the slopes.

Noise Impacts

5. Incorporate noise impact mitigation measures to the project area including park areas, landscape areas, and common areas.

Fences and Walls

6. Provide fencing details at a minimum of split face block wall on the perimeter of the project site.
7. Describe the amenities of all the common areas and label these areas as "common area."
8. Provide, if applicable, the concept of transitional fencing between different types of materials. (e.g., wood, wrought iron, open fencing).

Accessory Structures

9. Provide details of trash enclosures for the park and the recreation building.
10. Provide elevations and show location of mailboxes, trash enclosures, recycling bins, gates, fences, and walls.
11. Porches on corner lots should be wrapped around the front elevation to the side elevation.
12. Porches should be a minimum 8 feet in depth.

Architectural Designs

13. Garages should not be the predominant feature on the front elevation. For garages that are not set significantly back from the front façade of the house, porches should be provided that are more predominant and make more of a statement to the overall elevation than the garage.
14. Garage doors should have varied panel design with windows that are different in design that is compatible with the architectural style of the home.
15. Architectural detailing of the side and rear elevations should be increased, bringing the character and detail of the front elevations around to the sides and back (four sided architecture). This is to provide visible character to the structure and provide amenities of a quality home which is evident in custom homes.
16. Provide a variety in architecture, colors for walls and roofing materials. Individual identity of the buildings should be provided. Mix styles of architecture (elevations) in addition to colors and materials. Avoid bland neutral colors.
17. The houses along Mission Road should be larger and the styles should be traditional and similar to a custom home appearance. Variety of architectural styles of the homes should be provided, consistent with the Mission Road Historic District Report.
18. Consider adding fireplaces since it is an upscale development.
19. Varied architectural styles so that the tract will blend in with the existing housing.
20. Each design should have a one story concept to provide a variety of massing of the homes.

Site Layout

21. Corner lots, that are not rear loaded lots, should be side loaded, providing the driveway access and front door on different sides. If this can not be accomplished on all corner lots, provide explanation of why they can not be accomplished.
22. Providing a pedestrian walkway out to the sidewalk from the entry, not to the driveway.
23. Provide a pedestrian walkway to the side yard where the receptacle containers are stored.
24. Provide opportunities for granny flat attachments to create affordable units and a mix of people from all ages.

25. The lot size is not as important as what is built on the lot.

Construction Details

26. Incorporate energy conservation and heat reduction measures such as color and material of the roofs, house orientation and landscaping.
27. Using the traditional materials for these different types of architecture is important in simulating the overall variety of true traditional styles proposed.

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Attachment D

PC Development Criteria

September 13, 2006

David C. Varnam, Commissioner

Development Criteria

September 13, 2006

Trails and Landscaping

1. Provide application of Livable Communities concepts. More trails, bicycle trails, pedestrian pathways. Connect apartment with the street and also connectivity inward and with future commercial site. Continue sidewalk around and within the property.
2. Incorporate trail systems throughout the project and amenities associated with trails including surface material, landscaping, benches, trash receptacles, etc.
3. Provide trees.

Noise Impacts

4. Incorporate noise impact mitigation measures to the project area including park areas, landscape areas, and common areas.

Fences and Walls

5. Provide fencing details at a minimum of split face block wall on the perimeter of the project site.
6. Describe the amenities of all common areas and label these areas as "common area."
7. Provide, if applicable, the concept of transitional fencing between different types of materials. (e.g., wood, wrought iron, open fencing).

Accessory Structures

8. Provide elevations and show location of mailboxes, trash enclosures, recycling bins, gates, fences, and walls.
9. Porches on corner lots may be wrapped around the front elevation to the side elevation.
10. Porches should be a minimum 6 feet in depth.

Architectural Designs

11. Garages should not be the predominant feature on the front elevation. For garages that are not set significantly back from the front façade of the house,

porches should be provided that are more predominant and make more of a statement to the overall elevation than the garage.

12. Architectural detailing of the side and rear elevations should be increased, bringing the character and detail of the front elevations around to the sides and back (four sided architecture). This is to provide visible character to the structure and provide amenities of a quality home which is evident in custom homes.
13. Provide a variety in architecture, colors for walls and roofing materials. Individual identity of the buildings should be provided. Mix styles of architecture (elevations) in addition to colors and materials. Avoid bland neutral colors.
14. Consider adding a fireplace.
15. Vary architectural styles so that the tract will blend in with the existing housing.

Site Layout

16. Corner lots, that are not rear loaded lots, may be side loaded, providing the driveway access and front door on different sides.
17. Provide a pedestrian walkway out to the sidewalk from the entry.

Construction Details

18. Incorporate energy conservation and heat reduction measures such as color and material of the roofs, house orientation and landscaping.

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Attachment E

PC Development Criteria

September 13, 2006

Frank Povero, Commissioner

Development Criteria

Frank Povero

(Planning Commission Project Wish List) 2006

The following are items that I would like developers to design into their projects when applicable.

Architectural Designs: Residential (can also be applied to condos & commercial)

- Garage doors
 - Roll-up metal garage doors
 - Allows vehicles to park closer to the garage door
- Fences and Walls
 - Concrete block or plastic type fences instead of wood
 - Zero lot lines
 - no exterior residential walls used as fences or property lines
- Driveways
 - Longer driveways to avoid vehicles parked straddling the sidewalks
- Single story
 - Include a balance of single story and multi-story units within a project
 - Creates a balance of choices and avoids the entire tract looking like the same elevation (cookie cutter designs)
 - The elderly and disabled may not want multi-storied residences due to stairs
- Fireplaces
 - Seems to be a useless feature for most homeowners
 - Offer some units without fireplaces
 - Not commonly used in southern California
 - Takes up usable floor and wall space
- A/C units
 - Exterior air conditioning units
 - Require developers to install on the side of the house
 - Makes no sense to install to the rear of house where it interferes with future patio construction
 - Creates severe noise while using patio
 - Unsightly

- Front porches
 - Seems to be another useless feature in southern California
 - Don't see or know many homeowners that sit out in front of their homes.
 - Most stay indoors or use their backyards
 - This does not mean that some form of entryway cannot be designed into the project.
- Trash can area
 - Project should be required to include a side yard concrete pad for trash cans.
 - Should be large enough to accommodate the three large trash cans provided by the waste management company servicing the City
 - In addition, there should be an unobstructed concrete sidewalk that leads from the pad to the driveway in order that the homeowner does not have to pull the trash cans over unevenly designed landscaping.
 - Benefits: homeowners more apt to keep trash cans behind their fencing and off the street or in front of their homes
- Yard landscaping
 - Use drought resistant landscaping
 - More planters with bark or rock filler
 - Less water dependant grass
 - Do away with designing residential lots that are terraced or sloped
 - Slopes are not easily maintained by the homeowner because they are difficult to access
 - Slopes become neglected and end up being infested with weeds
 - Useless waste of yard space
 - Difficult to maintain sprinkler heads
 - Weed infested slopes can be seen by neighbors and by others from the street
 - Terraced lots reduce privacy between neighbors because others can see over the fence into the property below
 - Increases water run-off which is a waste
 - Eliminates sloped driveways which have a greater tendency to develop stress cracks and which are not as user friendly as flat driveways
- Cable and utility boxes
 - Utilities and access boxes should be installed underground
 - Large green cable boxes should not be placed in a homeowner's front yard
 - Difficult to landscape around
 - Unsightly
 - Easier for vandals to tamper with
 - Possibility of vehicles damaging during collisions

- Storm drains
 - Each street that is sloped should be required to have a storm drain at the end of the road at it's lowest point
 - Alleviates standing water, debris and dirt
 - Standing water has foul odor in hot weather and is a breeding spot for mosquitoes

- Common areas/maintenance districts: projects where the houses do not front the street but contain landscaping which the City maintains,

(examples: George between Bryn Mawr & Laurel,
Bryn Mawr between Lawton and Beaumont)

 - This creates a problem because homeowners do not have any responsibility to maintain the areas
 - The City is sporadic in maintaining the areas where plants become overgrown, trees branches obstruct sidewalks, weeds and trash are not cleared from planters
 - These roads are not as user friendly because it gives the feel that one is traveling through an uninhabited area
 - All that is seen from the roadway are the rear walls of yards with non-maintained planters where landscape crews refuse to pick up trash and debris
 - City encumbers the cost of water and landscaping

- Energy efficiency
 - Require developers to equip homes with some form of solar adaptability
 - Require tank-less hot water heating systems
 - Require ceiling fan outlets in each room for better circulation and reduction of energy usage
 - Require windows to contain some light tinting to screen sun rays

- General/misc
 - There should be some percentage restriction of the size of a footprint of a residence for each lot size, such as; no residence can be more than 60% of the lot size
 - Sidewalks
 - Increase the width where sidewalks contain obstructions such as utility boxes, poles, signs, benches
 - Will alleviate persons (including persons in wheelchairs) having to walk off the sidewalk and around objects
 - Have the Planning Commission "walk through" recently completed projects in order to evaluate the pros and cons
 - This will ensure that the Commission will be aware of either potential problems on future projects or will ensure the requirement of those designs that worked well and should be required